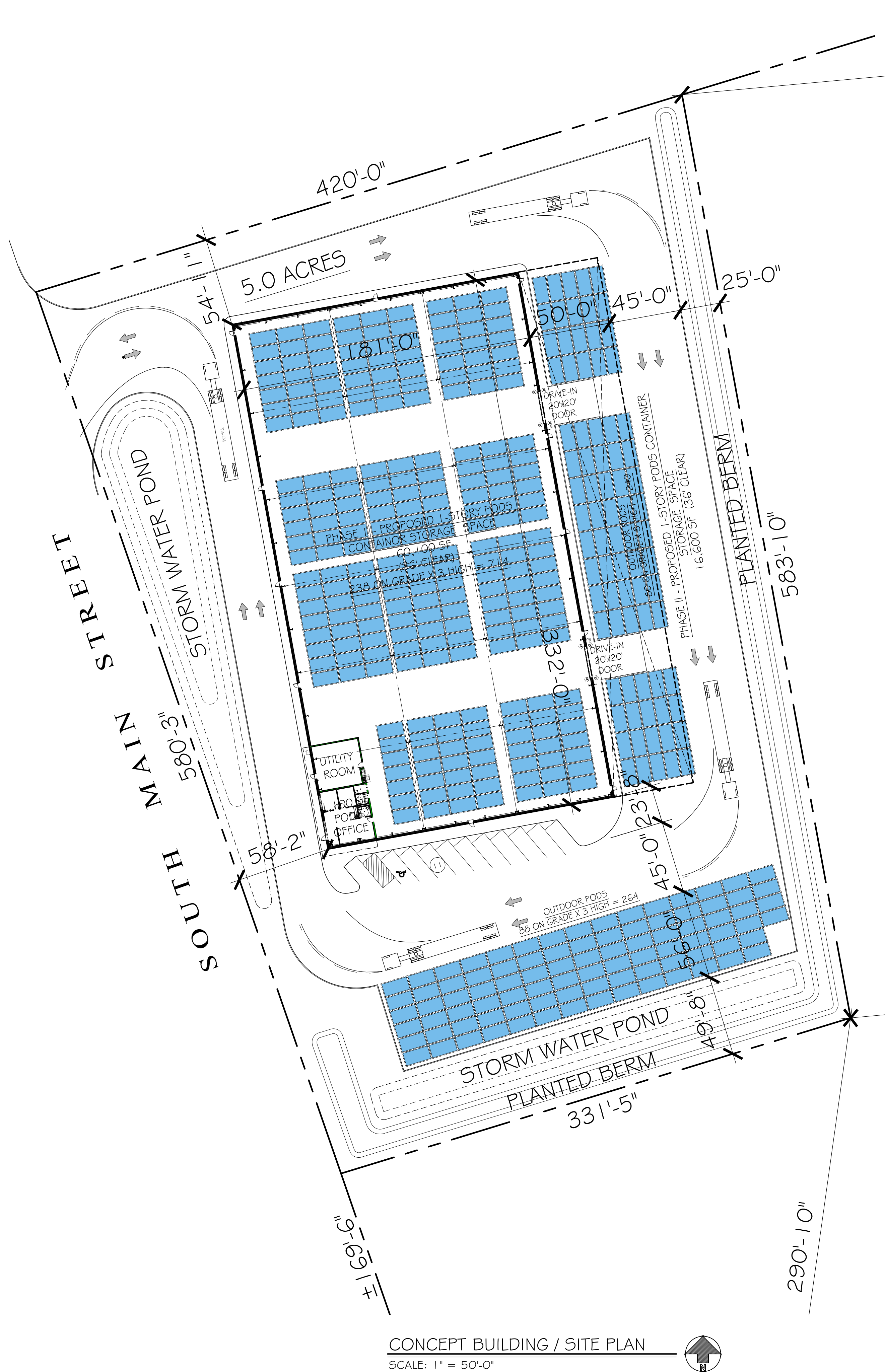


OVERALL SITE  
SCALE: NT5

SITE / PROPERTY / BUILDING INFORMATION:			
ADDRESS:	SOUTH MAIN STREET, BRIDGEVILLE, DELAWARE 19933		
TOWNSHIP:	TOWN OF BRIDGEVILLE		
COUNTY:	SUSSEX COUNTY DELAWARE		
ZONE:	C-1 - COMMERCIAL DISTRICT		
SITE AREA:	217,862 SF (5.00 ACRES) (VACANT)		
BUILDING AREA:	60,100 SF (1,100 SF OFFICE + 59,000 SF WAREHOUSE)		
OCCUPANCY CLASSIFICATION:	GROUP 5-1 MODERATE-HAZARD STORAGE		
CONSTRUCTION CLASSIFICATION:	TYPE 2B CONSTRUCTION (NON-COMBUSTABLE)		
FUTURE BUILDING ADDITION:	16,600 SF		
THE ENTIRE BUILDING SHALL BE FULLY SPRINKLERED WITH AN ESFR (EARLY SUPPRESSION FAST RESPONSE) SPRINKLER SYSTEM.			
	<u>REQUIRED:</u>	<u>PROVIDED:</u>	<u>NOTES:</u>
LOT AREA	2,500 SF	217,862 SF	NO RELAXATION / NO VARIANCE REQUIRED
LOT WIDTH	25'	580'	NO RELAXATION / NO VARIANCE REQUIRED
LOT COVERAGE	70%	27.6%	NO RELAXATION / NO VARIANCE REQUIRED
MAX. BUILDING HEIGHT	45'	45' (1 STORY)	NO RELAXATION / NO VARIANCE REQUIRED
MIN. FRONT YARD SETBACK	10'	58.2'	NO RELAXATION / NO VARIANCE REQUIRED
MIN. SIDE YARD SETBACK	0' OR 10'	54.9' + 174.3'	NO RELAXATION / NO VARIANCE REQUIRED
MIN. REAR YARD SETBACK	20'	120'	NO RELAXATION / NO VARIANCE REQUIRED
PARKING CALCULATION:			
WAREHOUSE / STORAGE BUILDING: 11 STALLS PROVIDED			



CONCEPT BUILDING / SITE PLAN  
SCALE: 1" = 50'-0"

PROJECT NAME / LOCATION:  
PROPOSED NEW BUILDING  
GED S MAIN DIST., LLC  
PODS STORAGE FACILITY  
South Main Street  
Bridgeville, DE 19933  
Town of Bridgeville  
Sussex County Delaware

ARCHITECT:  
the KENT  
ARCHITECTURAL COLLABORATIVE, PLLC  
687 OLD WILLETS PATH  
HAUPPAUGE • NEW YORK • 11788  
631.793.9684  
rkent.tkac@gmail.com

CONSTRUCTION MANAGER / GENERAL CONTRACTOR:  
West Rac  
Contracting Corp.  
CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING  
687 OLD WILLETS PATH  
HAUPPAUGE, NEW YORK 11788  
TEL: 631-435-1818  
FAX: 631-273-7673

STRUCTURAL ENGINEER:  
NUCOR BUILDING SYSTEMS  
P.O. Box 1006  
200 Whelstone Road  
Swansea, SC 29160  
Tel: 803.568.2100  
Fax: 803.568.2121

ISSUED FOR SKETCH PLAN REVIEW	2021.08.30
EXHIBIT PLAN	2021.08.24
PRELIMINARY SITE - P4	2021.06.21
PRELIMINARY SITE - P3	2021.06.21
PRELIMINARY SITE - P2	2021.06.18
PRELIMINARY SITE - P1	2021.06.01
REVISION:	DATE:

SEAL:

DRAWING TITLE:  
CONCEPT BUILDING / SITE PLAN

DATE: 2021.06.01	DRAWING NO.: SP.1
DRAWN BY: RK/BMF	
PROJECT NO.: 21.38	



PROJECT NAME / LOCATION:  
PROPOSED NEW BUILDING  
GED S MAIN DIST., LLC  
PODS STORAGE FACILITY  
South Main Street  
Bridgeville, DE 19933  
Town of Bridgeville  
Sussex County Delaware

ARCHITECT:  
  
ARCHITECTURAL COLLABORATIVE, PLLC  
687 OLD WILLETS PATH  
HAUPPAUGE • NEW YORK • 11788  
631.793.9684  
rkent.kac@gmail.com

CONSTRUCTION MANAGER / GENERAL CONTRACTOR:  
  
CONTRACTING CORP.  
CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING  
687 OLD WILLETS PATH  
HAUPPAUGE, NEW YORK 11788  
TEL: 631-435-1818  
FAX: 631-273-7673

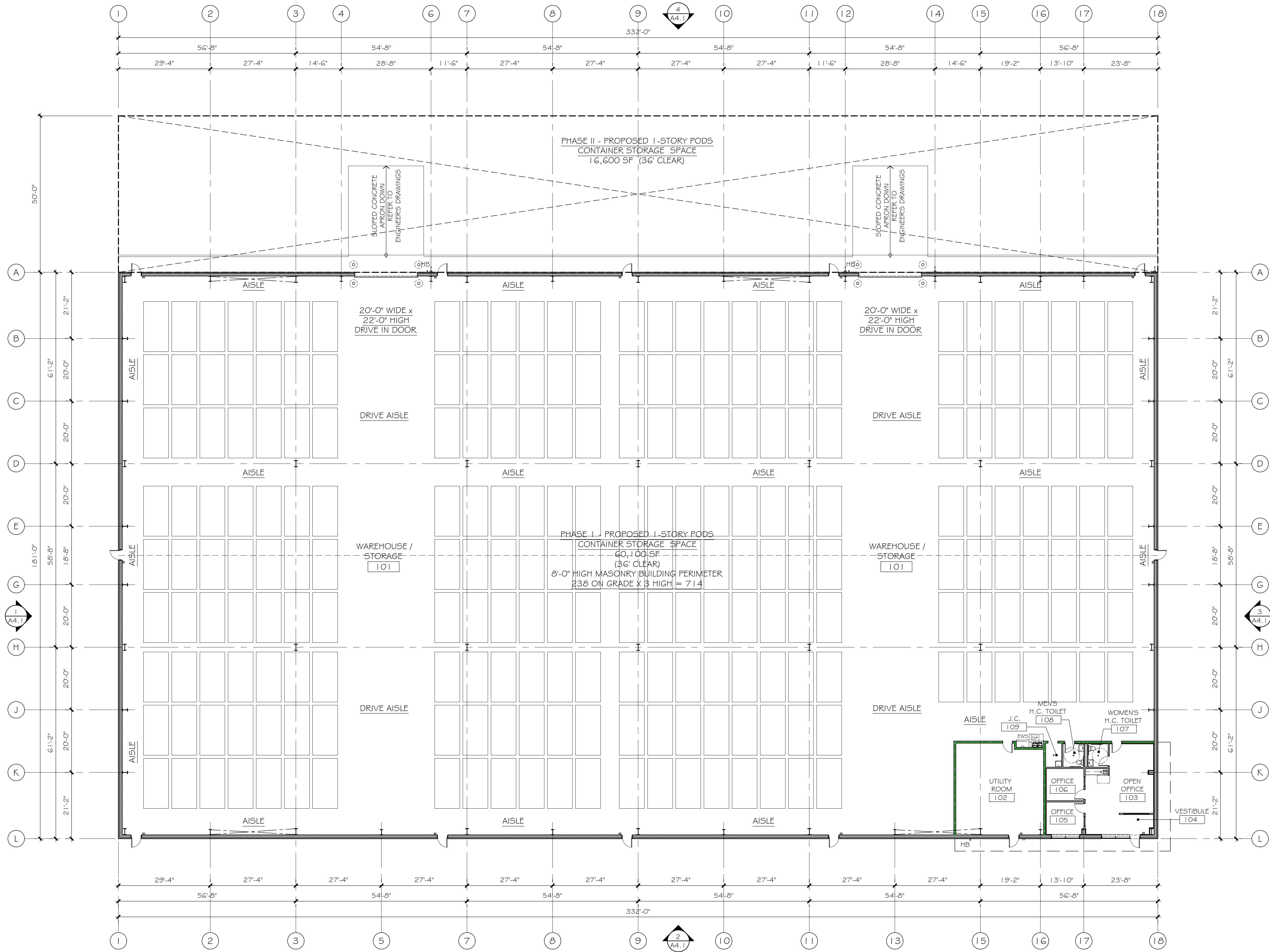
STRUCTURAL ENGINEER:  
NUCOR BUILDING SYSTEMS  
P.O. Box 1006  
200 Whetstone Road  
Swansea, SC 29160  
Tel: 803.568.2100  
Fax: 803.568.2121

ISSUED FOR SKETCH PLAN REVIEW 2021.08.30  
ISSUED FOR NUCOR QUOTE 2021.06.14  
PRELIMINARY SITE - P1 2021.06.01  
REVISION: DATE:

SEAL:

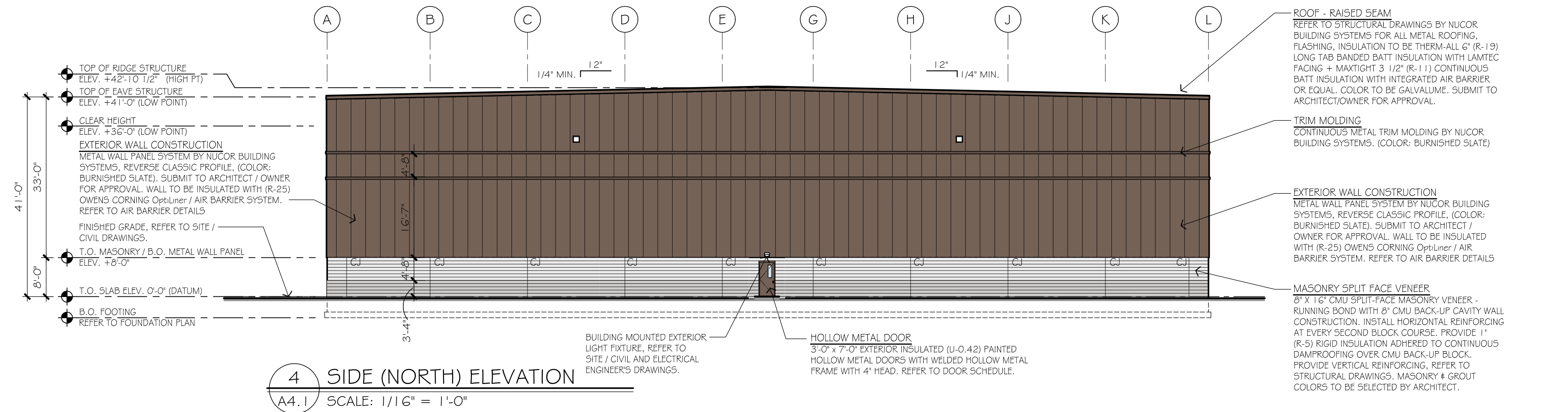
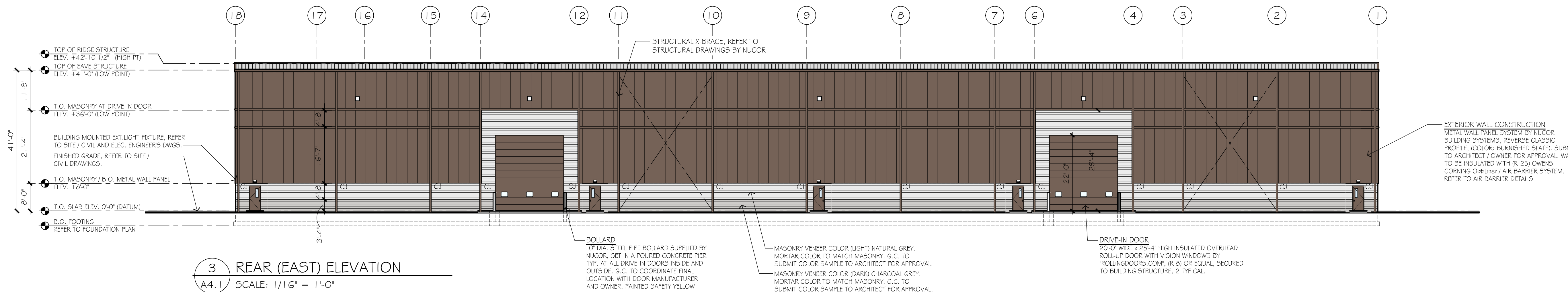
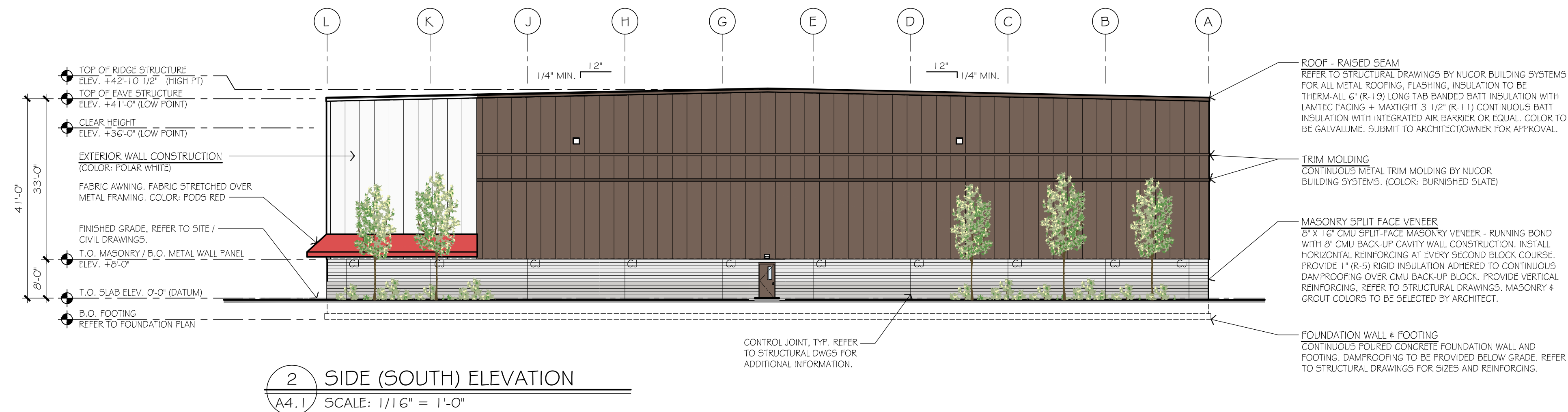
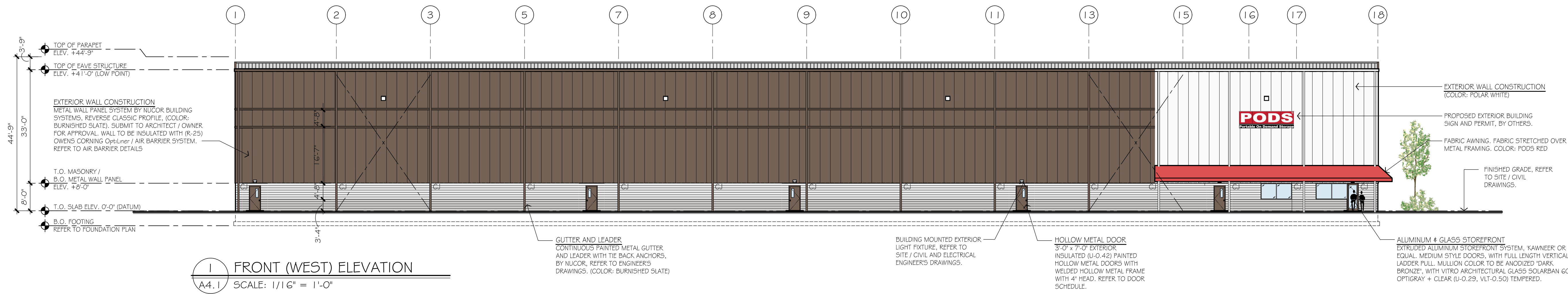
DRAWING TITLE:  
FIRST FLOOR PLAN

DATE:  
2021.06.01  
DRAWN BY:  
RK/BMF  
PROJECT NO.:  
21.38  
DRAWING NO.:  
A1.1



1 FIRST FLOOR PLAN  
A1.1 SCALE: 1/16" = 1'-0"





PROJECT NAME / LOCATION:  
PROPOSED NEW BUILDING  
GED S MAIN DIST., LLC  
PODS STORAGE FACILITY  
South Main Street  
Bridgeville, DE 19933  
Town of Bridgeville  
Sussex County Delaware

ARCHITECT:  
**the KENT**  
ARCHITECTURAL COLLABORATIVE, PLLC  
687 OLD WILLETS PATH  
HAUPPAUGE • NEW YORK • 11788  
631.793.9684  
rkent.ktac@gmail.com

CONSTRUCTION MANAGER / GENERAL CONTRACTOR:  
**West Rac**  
Contracting Corp.  
CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING  
687 OLD WILLETS PATH  
HAUPPAUGE, NEW YORK 11788  
TEL: 631-435-1818  
FAX: 631-273-7673

STRUCTURAL ENGINEER:  
**NUCOR BUILDING SYSTEMS**  
P.O. Box 1006  
200 Whetstone Road  
Swansea, SC 29160  
Tel: 803.568.2100  
Fax: 803.568.2121

ISSUED FOR SKETCH PLAN REVIEW 2021.08.30  
ISSUED FOR NUCOR QUOTE 2021.06.14  
PRELIMINARY SITE - P1 2021.06.01  
REVISION: DATE:

SEAL:

DRAWING TITLE:  
**BUILDING ELEVATIONS**

DATE:  
2021.06.01  
DRAWING NO.:  
**A4.1**  
PROJECT NO.:  
21.38